

UNOFFICIAL COPY

A23 - 4903EV
**WARRANTY DEED
GENERAL**

Doc#: 2401906389 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2024 04:24 PM Pg: 1 of 3

Dec ID 20240101614606
ST/CO Stamp 1-793-254-448 ST Tax \$378.00 CO Tax \$189.00
City Stamp 0-719-512-624 City Tax: \$3,969.00

Subsequent Tax Bills to:

NICHOLAS STROLIA
924 N WOLCOTT #2
CHICAGO, IL 60622

Mail to:

MARC CARVANTES
100 W LASKER #2207
CHICAGO, IL 60602

THE GRANTOR(S), Alison Walsh as Independent Administrator of the Estate of Daniel Patrick Pacer, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: Nicholas Strolia, A SINGLE MAN of the CITY of CHICAGO, County of COOK, State of IL in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

SEE ATTACHED

Commonly known as: 924 N Wolcott Ave Unit 2 Chicago IL 60622
Permanent Real Estate Index Number: 17-06-422-057-1003

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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Dated: 16 day of January, 20 24.

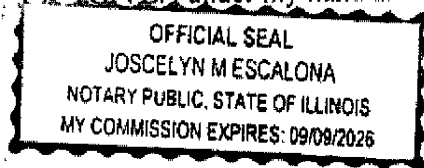
Alison Walsh as Independent Administrator
 Alison Walsh as Independent Administrator of
 the Estate of Daniel Patrick Pacer

State of Illinois

} ss

County of Cook

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alison Walsh, signed are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16 day of January, 20 24.

NOTARY PUBLIC

Commission expires 09/09, 2026

This instrument was prepared by
 Chicagoland Property Law, LLC.
 Frank Panzica Attorney at Law
 5521 N. Cumberland Ave,
 Suite 1120
 Chicago, IL 60656

REAL ESTATE TRANSFER TAX		17-Jan-2024
CHICAGO:		2,835.00
CTA:		1,134.00
TOTAL:		3,969.00 *

17-06-422-057-1003 | 20240101614606 | 0-119-512-624
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Jan-2024
COUNTY:		159.00
ILLINOIS:		378.00
TOTAL:		537.00

17-06-422-057-1003 | 20240101614606 | 1-783-254-448

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LEGAL DESCRIPTION

Parcel 1:

Unit 2 in the Wolcott West Condominiums, as delineated on a survey of the following described tract of land:

Lot 15 in Buckingham's Subdivision of the East 1/2 of Block 6 in Cochran's Subdivision of the West Half of the Southeast 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, Which survey is Attached as Exhibit (B) to the declaration of condominium recorded as Document Number 0409819099; together with its undivided percentage interest in the common elements, as amended from time to time, in Cook County, Illinois.

Parcel 2:

Exclusive easement for parking purposes for the benefit of Parcel 1 over limited common element P-2 and Storage Space S-3, as delineated on the survey attached to the Wolcott West Condominiums, aforesaid, in Cook County, Illinois.

Property of Cook County Clerk's Office